

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024100065

Project Title: Quail Valley Project

Lead Agency: City of Palmdale

Contact Person: Brenda Magaña

Mailing Address: 38250 Sierra Highway

Phone: 661-267-5293

City: Palmdale

Zip: 93550

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Palmdale

Cross Streets: South side of Avenue S, west of Tovey Avenue

Zip Code: 93551

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 878.1

Assessor's Parcel No.: See attached

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: SR 14

Waterways: California Aqueduct

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☒ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☒ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)

Other: _____

Development Type:☒ Residential: Units 730 Acres 878.1☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____

Other: _____

Project Issues Discussed in Document:☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☐ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Greenhouse Gas Emissions / Tribal Culture**Present Land Use/Zoning/General Plan Designation:**

LDR - up to 1 DU/AC, SFR1 - up to 2 DU/AC, Pre-zoning: PZ-LDR - up to 1DU/AC, PZ-SFR1 - up to 2 DU/AC

Project Description: (please use a separate page if necessary)

The Project site is located on the south side of Avenue S, approximately 1.2 miles west of State Route 14. At build out, the project would contain a maximum of 730 single-family residential lots, an approximately 3.6-acre Homeowners Association maintained amenity center, an approximately 23-acre greenbelt and trail system, and approximately 395 acres of open space. The proposed project would include necessary infrastructure improvements, including off-site sanitary and water improvements and an annexation of the property and adjacent areas to the City of Palmdale. The project site is undeveloped and vacant land characterized by a mix of valley floor and steep terrain. The subject property is bordered by an existing housing development to the northeast, while rural residential uses are scattered along the easterly and southeasterly boundary. The City Ranch Specific Plan development is located northwest of the site along Avenue S. Also found to the north and east is the California Aqueduct. Primary access to the project is proposed from Avenue S. Secondary access is at Tovey Avenue.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ S Air Resources Board	☐ S Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☒ X Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☒ X Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ S Regional WQCB # <u>6</u>
☐ S Caltrans Planning	☒ X Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ S Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☒ X Energy Commission	☐ SWRCB: Water Rights
☐ S Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ X Toxic Substances Control, Department of
☐ S Forestry and Fire Protection, Department of	☒ X Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ S Housing & Community Development	
☐ S Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 5, 2024 Ending Date December 20, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Templeton Planning Group</u>	Applicant: <u>Quail Valley, LLC - c/o RY Properties</u>
Address: <u>2505 West Coast Highway, Suite 202</u>	Address: <u>212 South Palm Avenue</u>
City/State/Zip: <u>Newport Beach, CA 92663</u>	City/State/Zip: <u>Alhambra, CA 91801</u>
Contact: <u>Albert Armijo / Peter Templeton</u>	Phone: <u>661-621-8912</u>
Phone: <u>949-466-0038</u>	

Signature of Lead Agency Representative: 

Date: 11/5/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PALMDALE - QUAIL VALLEY PLANNED DEVELOPMENT PLAN

Book	Page	Parcel
------	------	--------

AREA A		
3054	003	010

3054	004	016
3054	004	017

3054	005	001
3054	005	002
3054	005	003
3054	005	004
3054	005	005
3054	005	006
3054	005	007
3054	005	008
3054	005	009
3054	006	001
3054	006	008
3054	006	009
3054	006	014
3054	006	016
3054	007	008
3054	007	009
3054	007	010
3054	007	012
3054	007	013
3054	007	014
3054	007	017
3054	007	018
3054	007	019
3054	007	020

(Continued)

3054	008	001
3054	008	002
3054	008	003
3054	008	004
3054	008	005
3054	008	006
3054	008	007
3054	008	008
3054	008	009
3054	008	010
3054	012	010
3054	012	011
3054	012	012
3054	012	013
3054	012	014
3054	013	001

Book	Page	Parcel
------	------	--------

AREA B		
3054	024	008
3054	024	047
3054	024	068
3054	024	069
3054	024	070
3054	024	071
3054	026	051
3054	026	052
3054	026	055
3054	026	058